

**ARLINGTON HIGH SCHOOL**  
**869 MASSACHUSETTS AVENUE**  
**ARLINGTON, MA 02476**

## **NOTICE OF INTENT**

*Pursuant to M.G.L. c. 131 §40  
& Arlington Bylaws Article*



*Submitted to:*  
*Town of Arlington Conservation Commission &*  
*Massachusetts Department of Environmental Protection*

*Applicant:*  
Adanm Chapdelain  
Town of Arlington  
730 Mass. Ave. Annex  
Arlington, MA 02476

*Architect:*  
HMFH Architects  
130 Bishop Allen Drive  
Boston, MA 02139

*Civil Engineer:*  
Samiotes Consultants, Inc.  
20 A Street  
Framingham, MA 01701

**samiotes**

**07 May 2020**



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

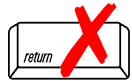
Document Transaction Number

Arlington

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

869 Massachusetts Ave

a. Street Address

Arlington

b. City/Town

02476

c. Zip Code

Latitude and Longitude:

42.418739

d. Latitude

-71.161348

e. Longitude

53-2-4

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Adam

a. First Name

Chapdelaine

b. Last Name

Town of Arlington

c. Organization

730 Mass. Ave. Annex

d. Street Address

Arlington

e. City/Town

MA

f. State

02476

g. Zip Code

781 316-3010

h. Phone Number

716 316-3019

i. Fax Number

achapdelaine@town.arlington.ma.us

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Stephen

a. First Name

Garvin, PE

b. Last Name

Samiotes Consultants

c. Company

20 A Street

d. Street Address

Framingham

e. City/Town

MA

f. State

01701

g. Zip Code

508 877-6688 x 13

h. Phone Number

508 877-8349

i. Fax Number

sgarvin@samiotes.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$0

a. Total Fee Paid

\$0

b. State Fee Paid

\$0

c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**A. General Information (continued)**

6. General Project Description:

See attached narrative.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other                          |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

South Middlesex

a. County

3886, 5371, 5380, 5399, 5408, 5450, 8136,  
12709, 12917

b. Certificate # (if registered land)

285-292, 352, 108, 283, 483, 411, 360, 513, 529

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Mill Brook 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 34,667 sf (20,275 sf previously degraded)

4. Proposed alteration of the Riverfront Area:

Total = 4,937	100' = 18,863 sf (17,093 sf previously degraded)	100'-200' = 6,221 sf (3,053 sf previously degraded)
a. total square feet		

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a. ☐ Yes ☒ No

**If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage \_\_\_\_\_

(b) outside Resource Area

percentage/acreage \_\_\_\_\_

2. ☐ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☒ Proprietary BMPs are included in the Stormwater Management System.
- b. ☐ No. Check why the project is exempt:
1. ☐ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

**D. Additional Information (cont'd)**

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.

See attached Drawing List

a. Plan Title

Samiotes Consultants, Inc

b. Prepared By

Stephen Garvin, PE

c. Signed and Stamped by

Varies

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

**E. Fees**

1. ☒ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

Fee Exempt

2. Municipal Check Number

Fee Exempt

4. State Check Number

Fee Exempt

6. Payor name on check: First Name

Fee Exempt

3. Check date

Fee Exempt

5. Check date

Fee Exempt

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

May 4, 2020

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

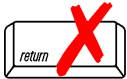
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

## A. Applicant Information

### 1. Location of Project:

869 Massachusetts Ave

a. Street Address

Arlington

b. City/Town

Exempt

Exempt

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

Adam

a. First Name

Chapdelaine

b. Last Name

Town of Arlington

c. Organization

730 Massachusetts Ave. Annex

d. Mailing Address

Arlington

e. City/Town

MA

f. State

02476

g. Zip Code

781 316-3010

h. Phone Number

781 316-3019

i. Fax Number

achapdelaine@town.arlington.ma.us

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
MSBA Funded H.S.			

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$0
	a. Total Fee from Step 5
State share of filing Fee:	\$0
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$0
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



# ARLINGTON HIGH SCHOOL PROJECT NARRATIVE ARLINGTON, MA

## 1.0 Introduction

The existing site, located at 869 Massachusetts Avenue, Arlington, MA, consists of the Arlington High School campus, containing the existing Arlington High School Building with an associated paved driveways, landscaped areas, and utilities as well as grass athletic fields, turf football field and facilities. There are several accessory structures across the property for equipment storage and bathroom facilities for the fields. The property is abutted by the Minuteman Commuter Bikeway on the north side, a condominium complex and pharmacy on the east side, and a series of residences and the Francis N. O'Hara building on the west side. The site slopes approximately 33 feet from south to north, with the high point of the site being at Massachusetts Ave., with the low point being on the east side of the site at the end of the Mill Brook culvert. Mill Brook flows through the site from west to east between the existing building and the football stadium via a subsurface concrete box culvert, which splits into two corrugated metal culverts on the east side of the existing building before daylighting on the east side of the site adjacent to Mill Street Drive.

The proposed project includes a new 143,025 square foot High School building footprint with associated new paved parking areas, landscaping, athletic fields, bathroom building, utilities and a new stormwater management system in accordance with the Massachusetts DEP Stormwater Standards. The existing football stadium will remain as is and is not included within the scope of this project.

## 1.1 Existing Conditions

The parcel for the Arlington High School is approximately  $21.18 \pm$  acres in size, Existing Conditions Plan Sheet EX1.1 – EX1.6 shows the entire site including the land use, topographic features, and identified resources areas. The project site is bounded to the north by a wooded area and the Minuteman Commuter Bikeway. To the east there is residential condominium development, a CVS Pharmacy and Mill Brook Drive. To the south of the project is Massachusetts Avenue. To the west of the project are residential buildings along Schuler Court and the Arlington Department of Public Works.

Plans C-1.0 – C-4.4 show the entire site including land use, topographic features, and identified resource areas.

## 1.2 Regional Context

Land use surrounding the property predominantly consists of commercial buildings and multi-family residential apartment buildings. Site Locus Plan Sketch in the Appendix depicts the context of the area in relation to the neighborhood.

## 1.3 Resource Areas

Wetland resources subject to jurisdiction under the Massachusetts Wetlands Protection Act and the Town of Arlington Wetlands Protection Bylaw were delineated by Epsilon Associates on July 15, 2019.

A summary of wetland resource areas is provided below and is included in the Appendix.

#### **Riverfront Area:**

Flags AB-1 to AB-15 and AB-111 to AB-115 delineate the Mean Annual High Water (MAHW) line of Mill Brook which flows away from the property to the east parallel to Mill Brook Drive. The stream is indicated as perennial, and is therefore presumed under 310 CMR 10.58 and the Arlington Wetlands Bylaw to contain a 200-foot Riverfront Area extending horizontally from the limits of MAHW.

Flag AB-15 and AB-115 are located west of the baseball field where Mill Brook is daylighted between two 6-foot wide concrete box culverts and approximately 5-feet downstream Mill Brook enters the project site before being culverted beneath the school facility. Approximately 1,000 feet downstream are flags AB-13 and AB-113 where Mill Brook daylightes again through a concrete reinforced double corrugated plastic culvert. Approximately 200 feet downstream are flags AB-1 and AB-101 where Mill Brook flows under a 15-foot wide concrete bridge. The stream channel contains well defined and vegetated bank, separated from the project site by a chain link fence. MAHW was determined based upon bankfull indicators, including changes in slope, undercut banks and clear changes in vegetation from primarily aquatic to primarily terrestrial.

Riverfront Area regulations contained within 310 CMR 10.58 generally require a 100-foot zone of natural undisturbed vegetation unless this area has been previously developed or degraded, such as by filling, paving or construction of other structures. Construction proposed in the Riverfront Area must also demonstrate that there are no other alternatives with lesser impact to the river. New alterations of Riverfront Area must be under 5,000 square feet or 10% of the total Riverfront Area on the parcel, whichever is greater. In the case of proposed redevelopment of previously degraded areas, alterations must not exceed that of the total degraded area.

#### **Inland Bank**

The limits of Inland Bank resource associated with Mill Brook was determined to be coincident with the limit of MAHW defining Riverfront Area as described above. The top of Bank is defined under state and local regulations as the first observable break in slope above the water, or mean high water, whichever is lower. The bank at the project site generally consists of 1-2 foot high steep or nearly vertical slope vegetated with small trees and shrubs. The top of the Bank is at a clear break in slope above the water.

There is a 100-foot Buffer Zone associated with Inland Banks under state and local regulations.

#### **Bordering Vegetated Wetland (BVW):**

Flag series AB-1 to AB-13 and AB-101 to AB-113 delineates the limits of a BVW extending from the brooks described above. Vegetation along the banks consisted of honey locust (*Gleditsia triacanthos*), black willow (*Salix nigra*), Norway maple (*Acer platanoides*), white oak (*Quercus alba*), silver maple (*Acer saccharinum*), white ash (*Fraxinus Americana*), slippery elm (*Ulmus rubra*), staghorn sumac (*Rhus typhina*), Japanese knotweed (*Reynoutria japonica*), glossy buckthorn (*Frangula alnus*), garlic mustard (*Alliaria petiolate*), and Asian bittersweet (*Celastrus orbiculatus*). The substrate consisted of pebbles and cobbles, which formed riffle pools. The water ran clear, at about four inches to two feet deep. The steep soil banks transitioned to rock wall between flags AB-11 to AB-13 on the southern bank. Mill Brook flowed east through a 15-foot wide concrete bridge between flags AB-1 and AB-101. A concrete

reinforced double corrugated plastic culvert was located between flags AB-113 and AB-13. A 12-inch concrete reinforced pipe was located between flags AB-4 and AB-5.

Bank Series AB-114 to AB-115 and AB-14 to AB-15 was delineated in the western portion of the Study Area. This portion of Mill Brook is daylighted between two 6-foot wide concrete box culverts. This portion of the stream has a concrete substrate, and 5-foot vertical concrete banks. At the time of delineation, 2-4 inches of running water was observed. Vegetation along the top of these banks was dominated by northern catalpa (*Catalpa speciosa*), Asian bittersweet, box elder, and garlic mustard.

Additional BVW is located in the southwest perimeter of the school property where two areas of wet meadow extend into mowed grass areas. These areas connect to wetlands and a small intermittent stream channel located off-site behind the residences on Brook Street. They were delineated by flags A-1 to A-5 and C-1 to C-9. Dominant vegetation includes rough-stem goldenrod (*Solidago rugosa*), purple loosestrife (*Lythrum salicaria*), spotted joe-pye weed (*Eupatoriadelphus maculatus*) and jewelweed (*Impatiens capensis*). Adjacent uplands consist of mowed lawn.

#### **Bordering Land Subject to Flooding (BLSF):**

The current Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") dated 6/4/2010 Community Panel Numbers 0417E and 0416E for the Town of Arlington indicate that portions of the Study Area are located within the 100-year floodplain. The 100-year floodplain is regulated as BLSF under the local and state wetlands regulations. A regulatory floodway also covers a portion of Mill Brook to the east. The base flood elevation identified in the FEMA FIRM (elev. 42-feet) is shown on the existing and proposed conditions permit drawings to delineate the edge of BLSF.

### **1.5 Riverfront Alternatives**

#### **Alternative 1: Renovation Only**

An alternative to the selected option is to renovate the existing School, along with additions to the existing school. This would not meet the criteria to allow for the District's educational vision for the school.

#### **Alternative 2: Additions and Renovations**

Another alternative to this project is to renovate portions of the existing school and add on additions to the structure. This would not meet the criteria for the District's educational vision for the school – leaving many critical elements of the educational plan unaddressed. These alternatives also leave the existing previously disturbed areas (parking, etc.) as is, thus not improving the Riverfront Area from its current condition.

#### **Alternative 3: No Build**

The proposed School would not be built in this scenario. This does not meet the program requirements for the school / district.

Additionally, during the MSBA feasibility study, the team investigated multiple layouts for suitable solutions for the site. It was determined through that study that the selected alternative best met the programmatic requirements while accommodating the physical constraints of the parcel (resource areas, size, shape, slopes, etc.).

### **1.6 Wildlife Habitats**

The project site is **NOT** located within Priority Habitat or Estimated Habitat of Rare Wetlands Wildlife as determined by reference to data provided by the Mass. Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program (NHESP) available on MassGIS.

Included in the Appendix is a sketch depicting that the site is not within Priority Habitat or Estimated Habitat of Rare Wetlands Wildlife.

## **2.0 Project Description**

The proposed project will consist of constructing a new school building off of the south face of the existing building and extending north into the footprint of the existing building.

Due to the proposed building location the existing driveway off of Mill Brook Drive will be realigned to provide a drop off area for parents/ students, a delivery entrance for trucks, and several parking spaces and handicapped parking spaces. The driveway will continue around the school and provide access to additional parking to the west and Massachusetts Ave. via Schuler Court. The athletic fields to the north and northwest shall be reconstructed with infill turf and provide accessible paths.

The Stormwater Report included with this submission (under separate cover) has a more in depth analysis of the hydrological function of the site.

## **3.0 Construction Impacts on areas subject to protection Under M.G.L. c. 131, § 40 and Town of Arlington Regulations for Wetlands Protection bylaw.**

### **3.1 Inland Bank [310 CMR 10.54]**

No activities are proposed within Inland bank.

### **3.2 Bordering Vegetated Wetlands [310 CMR 10.55]**

Preamble:

Bordering Vegetated Wetlands are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution, to the protection of fisheries and to wildlife habitat. The plants and soils of Bordering Vegetated Wetlands remove or detain sediments, nutrients (such as nitrogen and phosphorous) and toxic substances (such as heavy metal compounds) that occur in run-off and flood waters. The profusion of vegetation in Bordering Vegetated Wetlands acts to slow down and reduce the passage of flood waters during periods of peak flows by providing temporary flood water storage and by facilitating water removal through evaporation and transpiration. This process reduces downstream flood crests and resulting damage to private and public property. During dry periods the water retained in Bordering Vegetated Wetlands is essential to the maintenance of base flow levels in rivers and streams, which in turn is important to the protection of water quality and water supplies.

Performance Standard:

No work is proposed to the Bordering Vegetated Wetland (BVW).

### **3.3 Buffer Zones [310 CMR 10.02]**

Preamble:

Extensive work in the inner portion of the buffer zone, particularly clearing of natural vegetation and soil disturbance is likely to alter the physical characteristics of resource areas by changing their soil composition, topography, hydrology, temperature, and the amount of light received. Soil and water chemistry within resource areas may be adversely affected by work in the buffer zone. Alterations to biological conditions in adjacent resource areas may include changes in plant community composition and structure, invertebrate and vertebrate biomass and species composition, and nutrient cycling. These alterations from work in the buffer zone can occur through the disruption and erosion of soil, loss of shading, reduction in nutrient inputs, and changes in litter and soil composition that filters runoff, serving to attenuate pollutants and sustain wildlife habitat within resource areas.

#### Performance Standards:

The wetland buffer zones consist of mixed uses; a portion of the area has been previously disturbed and contain portions of the paved driveway, paved parking lot, concrete slabs for bleachers, unpaved athletic field, granite curbing, and grassed areas.

Proposed buffer zone construction will include grading, demolition & removal of the existing pavement and curbs, repaving a new driveway and parking lot and construction of stormwater and other underground utilities. Work is not proposed to encroach closer within the buffer than what is currently disturbed.

To mitigate the potential for adverse impacts on the resource area caused by work in the buffer zones during construction, a detailed soil erosion and sediment control plan has also been established for all phases of construction.

### **3.4 Bordering Land Subject to Flooding (BLSF) [310 CMR 10.02(2)(b)3]**

#### Preamble:

Flood Plains are documented by the Federal Emergency Management Agency (formerly the Department of Housing and Urban Development - Federal Insurance Administration) for the Town of Arlington (Middlesex County) on the Flood Insurance Rate Map Community Panel Number 25017C0417E, with an effective date of June 4, 2010. This plan is depicted in the Appendix.

The boundary of BLSF is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. FEMA indicates that Mill Brook has been identified as a Zone AE. The base flood elevation identified in the FEMA Firm as the edge of the BLSF is 42-feet. According to FEMA flood mapping, the site is located within Zones X and AE (see FEMA Firmette Map within the appendices of this report). These flood zones are depicted graphically on the civil design plans and existing conditions plans per the FEMA delineation. However, after a field survey of elevations present at the site, we have concluded that the flood elevations shown on the FEMA mapping are held within the banks of the Mill Brook and do not encroach on the site. During the last major renovation at the school, there was a small area on the east side of the school dedicated for compensatory storage.

There is no buffer zone extending from this resource.

#### Performance Standards:

There is NO work occurring within Flood Zone AE per the actual elevations per the Flood Impact Study. There is a small compensatory storage area on the east side of the existing building that was for

a previous project but not defined by elevations or compensatory storage volumes. This area will be disturbed by the proposed High School project. The proposed project work, even though not within flood plain elevations as defined by FEMA or the WPA, will emulate the existing compensatory storage by providing compensatory storage within the stone of the turf fields that far exceed the volume held by the existing "Compensatory flood storage area".

### **3.5 Riverfront Area [310 CMR 10.58]:**

#### **Preamble:**

Riverfront areas are likely to be significant to protect the private or public water supply; to protect groundwater; to provide flood control; to prevent storm damage; to prevent pollution; to protect land containing shellfish; to protect wildlife habitat; and to protect the fisheries. Land adjacent to rivers and streams can protect the natural integrity of these water bodies. The presence of natural vegetation within riverfront areas is critical to sustaining rivers as ecosystems and providing these public values. In those portions so extensively altered by human activity that their important wildlife habitat functions have been effectively eliminated, riverfront areas are not significant to the protection of important wildlife habitat and vernal pool habitat.

#### **Performance Standards:**

The proposed work within the 200-foot Riverfront Area is not located closer to the river than the existing disturbed area which extends well into the 100-foot Inner Riparian zone.

The site has a total Riverfront Area of 34,667 s.f., consisting of 20,275 s.f. previously degrade land. The proposed work will disturb a total of 4,937 s.f. of non-degraded Riverfront Area. For the Inner Riparian Zone there will be 1,570 s.f. of disturbance with 100 s.f. of additional restored area from the existing condition. Within the outer Riparian Zone, an additional 3,168 s.f. will be altered. Wildlife friendly plantings and "low mow" meadow style grasses will also be utilized to improve on the current mowed landscape condition of the Riverfront Areas in the existing condition.

### **3.6 Town of Arlington Regulations for Wetlands Protection Section 31 Climate Change Resiliency:**

The project integrates considerations of adaptation planning into the project to promote climate change resilience so as to protect and promote resource area values in the future. The overall project will meet LEED guidelines and be LEED certified including significantly improving energy demands (including as an example the use of photovoltaics) when compared to the exiting school. Additionally, the stormwater management will now met State and local standards including such Low Impact Development BMP's as Rain Gardens and

## **4.0 Soil Erosion and Sediment Control Plan**

The objectives of the Soil Erosion and Sediment Control Plan are to control erosion at its source during construction activities, by applying temporary control structures, minimizing the runoff from areas of disturbance, and de-concentrating and distributing stormwater runoff through natural vegetation before discharging to critical zones such as streams or wetlands. Soil erosion control does not begin with the perimeter sediment trap. It begins at the source of the sediment the disturbed land areas, and extends down to the control structure.

The Soil Erosion and Sediment Control Plan will be enacted in order to protect the resource areas during construction. The erosion control devices will remain in place until all exposed areas have been stabilized with vegetation or impervious surfaces.

The objective of the Soil Erosion & Sediment Control Plan that will be enacted on site is to control the vulnerability of the soil to the erosion process or the capability of moving water to detach soil particles during the construction phase(s).

- A. The Contractor shall submit a copy of the SWPPP and accompanying erosion and sediment control plan prior to commencing work.
- B. The Contractor shall implement all soil erosion and sediment control devices prior to excavation within the site.
- C. The following erosion control principles shall apply to the land grading and construction phases:
  - Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion.
  - Whenever feasible, natural vegetation shall be retained and protected.
  - Extent of area which is exposed and free of vegetation and duration of its exposure shall be kept within practical limits.
  - Temporary seeding, mulching, or other suitable stabilization measures shall be used to protect exposed critical areas during prolonged construction or other land disturbance.
  - Sediment shall be retained on-site.
  - Erosion control devices shall be installed as early as possible in the construction sequence prior to the start of grubbing and earthwork operations and excavation work.

#### **4.1 Erosion Control Devices**

##### **1. Straw Wattles**

Straw bales for construction of erosion control devices shall be new, firm, wire or nylon-bound livestock feed grade. The netting shall have a strand thickness of 0.03 inch, and a knot thickness of 0.055 and a weight of 0.35 ounce per foot (each +/- 10%) and shall be made from 85% high density polyethylene, 14% ethyl vinyl acetate and 1% color for UV inhibition. Straw Wattles shall be 9 inches in diameter (+/- one inch), twenty-five feet long (+/- 0.5 feet) and weigh approximately 35 pounds (+/- 10%).

Wattles shall be installed along the edge of resource areas adjacent to the proposed work. Wattles shall also be placed around the toe of stockpiles and at locations where grading is performed.

##### Installation and Maintenance

- a. Wattles shall be installed as indicated on the drawing, prior to the start of grubbing and earthwork operations.
- b. Wattles shall be new and shall be secured in place as shown on the plans.

- c. Wattles shall be placed in a row with ends tightly abutting the adjacent wattles. Each wattles shall be securely anchored in place by 2 stakes or re-bars driven through the wattles. The first stake in each wattle shall be angled toward the previously laid wattles to force the wattles together
- d. Sedimentation shall be removed from wattles barrier when sediment has accumulated to greater than 6 inches deep. Sediment deposits shall be disposed of in accordance with the SWPPP.
- e. Wattles barrier(s) shall be inspected periodically and deteriorated wattles replaced until such time as construction is completed and exposed slopes have been stabilized.
- f. Wattles barrier shall remain in place until exposed soils have been stabilized with a vegetative cover.
- g. Wattles shall not be removed until approval is given by the Commission.

## 2. Siltation Fence

Geotextile Fabric shall consist of long-chain synthetic polymers, composed of at least 85% by weight polyolefins, polyesters, or polyamides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvages. The geotextile fabric shall have the following properties:

Property(ASTM Test Method)	Unit	Typical Values
Grab Strength (D-4632-86)	lbs	100
Grab Elongation (D-4632-86)	%	30(Max)
Trapezoid Tear Strength (D-4533-85)	lbs	65
Mullen Burst Strength (D-3786-80a)	psi	280
Coeff. of Permeability (D-4491-85)	cm/sec	0.01
Water Flow Rate (D-4491-85)	gal/min/(ft)(ft)	35
Ultraviolet Stability (D-4355-84 )	%	90

Support fence posts shall be at least 48 inches high and strong enough to support applied loads. The Contractor shall have the option of using wood or metal posts. Wood posts shall consist of 1 1/2" square, kiln dried, hardwood posts. Steel posts of U, T, L, or C shape weighing 1.3 pounds per linear foot may be substituted for wood. Filter fabric shall be attached to wood posts with staples and with 13 gage minimum, galvanized steel wire for steel post application.

### Installation and Maintenance

- a. Silt Fence shall be installed as indicated on the drawing, prior to the start of grubbing and earthwork operations.
- b. The location of silt fence shall be reviewed and approved by the Commission.
- c. Accumulation of siltation behind the fence shall be removed once the total depth of silt reaches 6".

Silt fence shall remain in place until directed to be removed by the Commission.

Areas disturbed after removal shall be regraded and seeded.



### 3. Catch Basin Filters

The filters will be manufactured to fit the opening of the catch basins, drywells, and Treepit inlets. The filters will have the following features:

- Two dump straps attached at the bottom to facilitate the emptying of the filters.
- The filters will also have lifting loops as an integral part of the system to be used to lift the filters from the basin.
- The filters will have a restraint cord approximately halfway up the sack to keep the sides away from the catch basin walls; this yellow cord shall also be a visual means of indicating when the sack should be emptied.
- Filters shall be removed once paving is completed but not prior to installation of oil hoods. Filters in landscaped areas (or subject to runoff from landscaped areas) shall remain until vegetation is established.

#### Installation and Maintenance

- a. Silt sacks or approved equal shall be installed where shown on the plans.
- b. Silt sacks or approved equal shall be installed in all new drain lets as soon as the structure is installed.
- c. Once the strap is covered the filter shall be emptied, cleaned and reinstalled.

### 4. Construction Entrance

The construction entrance shall consist of filter fabric, a layer of clean, crushed stone, ranging from 1-1/2" to 2-1/2" in size, and a top dressing of clean 2" crushed stone. Geotextile Fabric shall consist of long-chain synthetic polymers, composed of at least 85% by weight polyolefins, polyesters, or polyamides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvages. The geotextile fabric shall have the following properties:

<u>Property (ASTM Test Method)</u>	<u>Unit</u>	<u>Typical Values</u>
Grab Strength (D-4632-86)	lbs	100
Grab Elongation (D-4632-86)	%	30 (Max)
Trapezoid Tear Strength (D-4533-85)	lbs	65
Mullen Burst Strength (D-3786-80a)	psi	280
Coeff. of Permeability (D-4491-85)	cm/sec	0.01
Water Flow Rate (D-4491-85)	gal/min/(ft)(ft)	35
Ultraviolet Stability (D-4355-84 )	%	90

### 5. Dust Control

Water will be applied by sprinkler or water truck as necessary during grading operations in order to minimize sediment transport and maintain acceptable air quality conditions. Repetitive treatments will be done as needed until the grades are paved or seeded.

### 6. Temporary seed cover

Grass seed for temporary seed cover shall be the previous year's crop. Not more than 0.1% by weight shall be weed seed and not more than 1.75% by weight shall be crop seed. Seed shall be delivered to

the site in sealed containers, labeled with name of seed grower and seed formula, in form stated below. Seed shall be dry and free of mold. Seed shall meet the following requirements:

Species Name	% by Weight	Minimum % in Mixture	Minimum % Germination Purity
Chewing Fescue (Festuca Rubra Comutata)	25	85	97
Alta Fescue (Festuca Arundinacea)	30	85	97
Annual Rye Grass (Lolium Multiflorum)	20	90	98
Red Top (Agrostis Alba)	15	90	92
White Clover (Trifolium Repens)	10	90	98

#### Installation

- a. At the Contractor's option, seed may be spread by the hydro-seeding method, utilizing power equipment commonly used for that purpose. Seed and mulch shall be mixed and applied to achieve application quantities specified herein for the conventional seeding method, with mulch applied at the rate of 2700 lb. dry weight of mulch per acre. A mulching machine, acceptable to the Civil Engineer, shall be equipped to eject the thoroughly wet mulch material at a uniform rate to provide the mulch coverage specified.
- b. If the results of hydro-seeding are unsatisfactory, the mixture and/or application rates and methods shall be modified to achieve the desired results.
- c. After the grass has appeared, all areas and parts of areas which fail to show a uniform stand of grass, for any reason whatsoever, shall be re-seeded repeatedly if necessary, until all areas are covered with a satisfactory growth of grass.
- d. If seeding cannot be established due to weather conditions, jute mesh shall be placed on the surface to reduce soil erosion.

#### 7. Jute Mesh

Jute mesh shall be a uniform, open, plain weave cloth of undyed and unbleached single jute yarn. The yarn shall be of a loosely twisted construction and it shall not vary in thickness more than one-half its normal diameter. Jute mesh shall be furnished in rolled strips and shall meet the following requirements:

- Width - 48 inches, plus or minus one inch
- 78 warp - ends per width of cloth (minimum)
- 41 weft - ends per yard (minimum)
- Weight shall average 1.22 pounds per linear yard with a tolerance of plus or minus 5%.

Mesh shall be secure using U-shaped staples.

## **TABLE OF APPENDICES**

**APPENDIX 1:**  
**ABUTTER NOTIFICATION LETTER**  
**CERTIFIED ABUTTERS LIST**

**APPENDIX 2:**  
**SKETCHES**

**APPENDIX 3:**  
**WETLANDS REPORT**

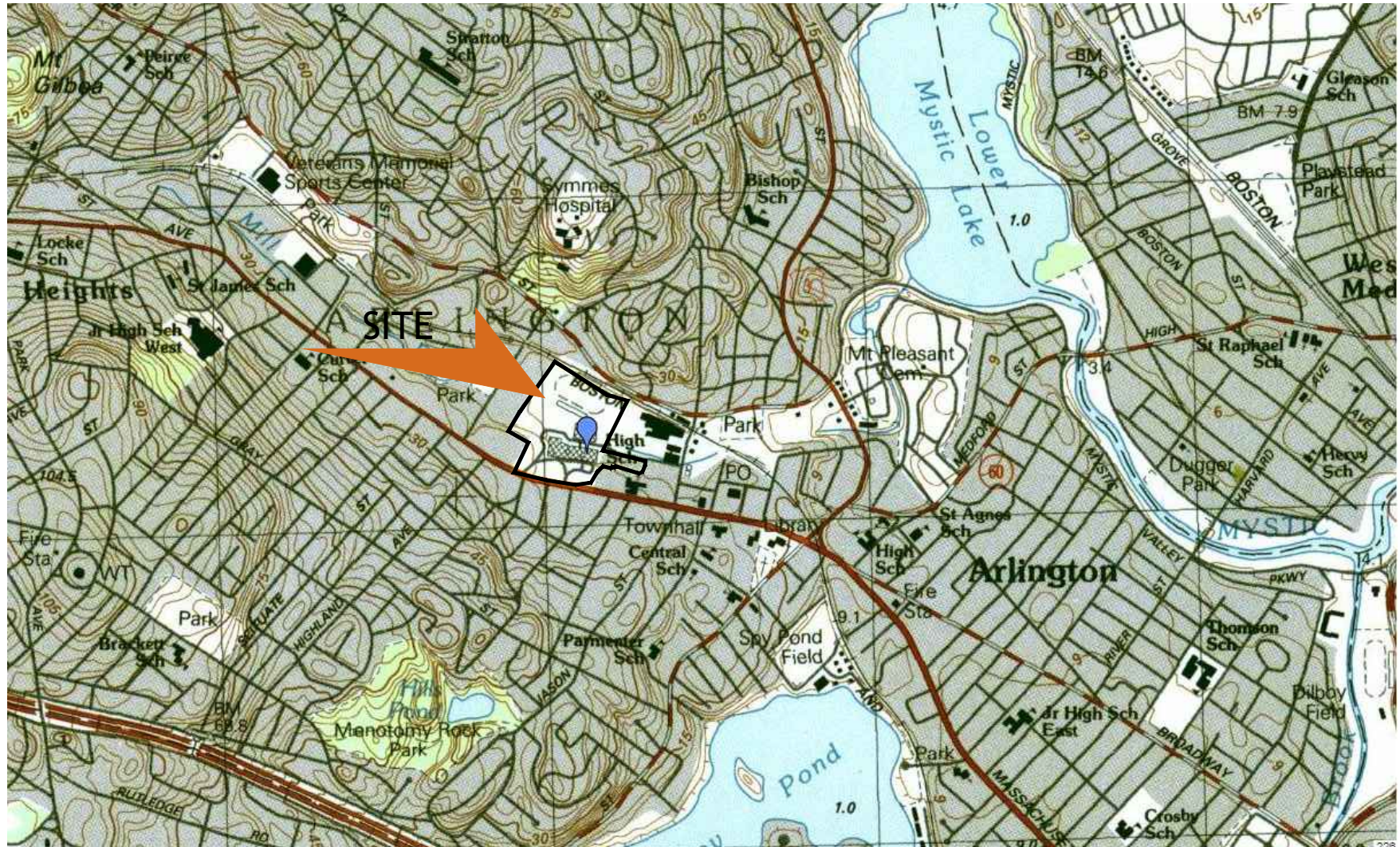
**APPENDIX 4:**  
**DRAWING LIST**

**APPENDIX 1:**  
**ABUTTER NOTIFICATION LETTER**  
**CERTIFIED ABUTTERS LIST**

## **APPENDIX 2:**

### **SKETCHES**





Sketch No. <b>NOI-1</b>
Reference Drawing -

Job #:	17211.00
Drawn by:	DJS
Scale:	As Shown
Date:	05/05/20

Project: ARLINGTON HIGH SCHOOL

Title: LOCUS MAP

Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

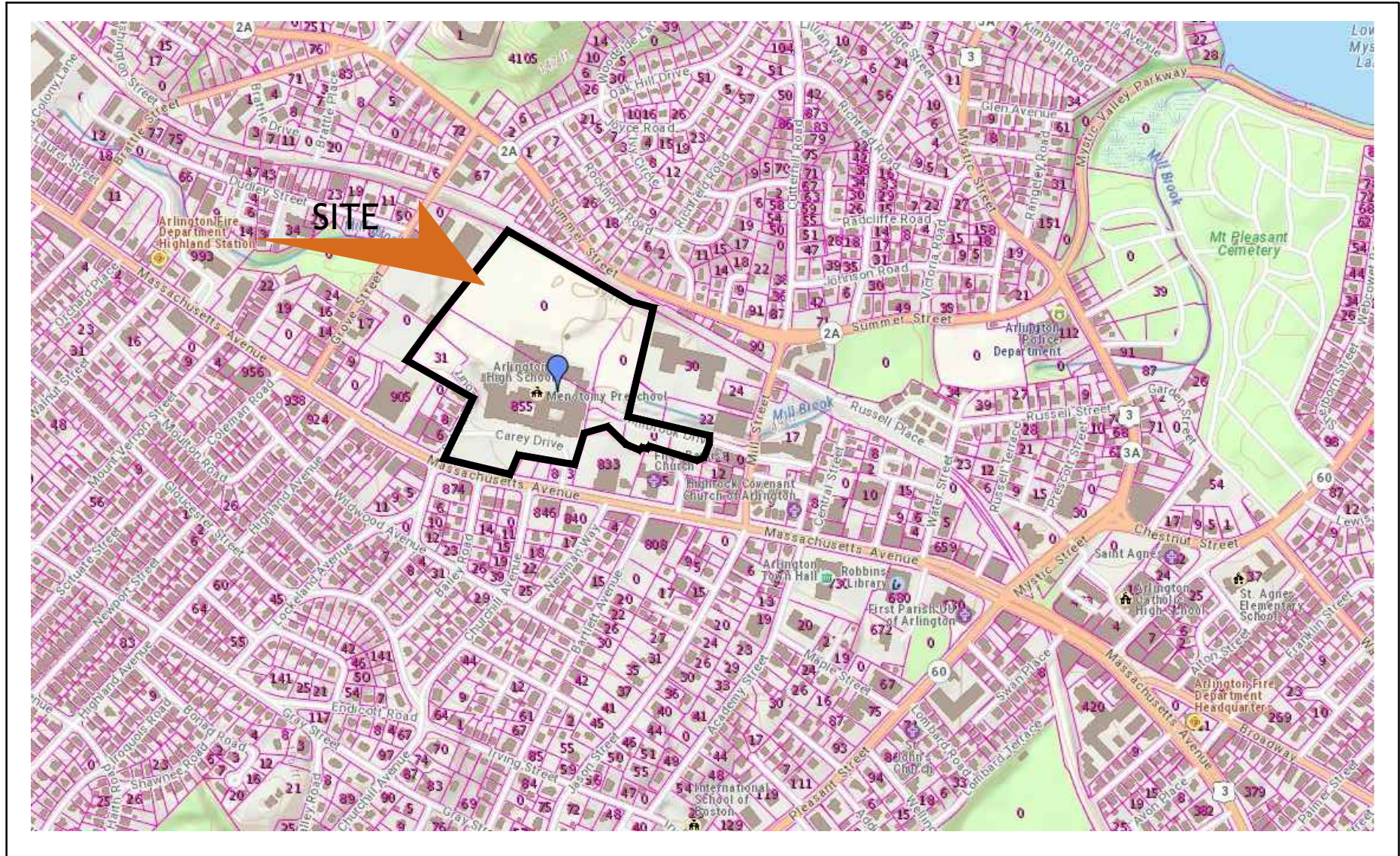
20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349

www.samiotes.com







Sketch No.
<b>NOI-2</b>
Reference Drawing
-

Job #:	17211.00
Drawn by:	DJS
Scale:	As Shown
Date:	05/05/20

Project: ARLINGTON HIGH SCHOOL

Title: NHESP MAP

Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

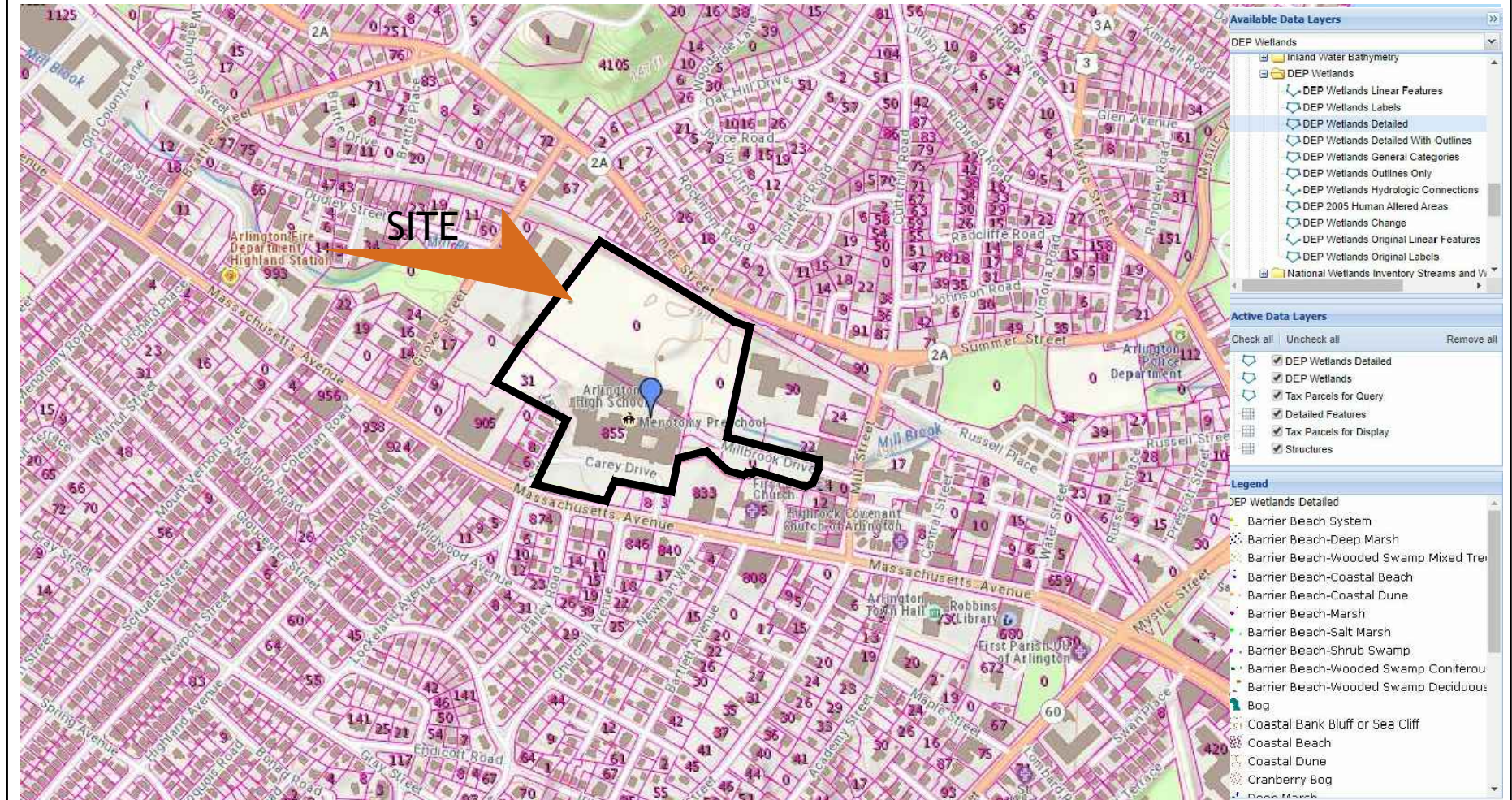
20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349

www.samiotes.com

**samiotes**





Sketch No.  
**NOI-3**

Reference Drawing  
-

Job #: 17211.00

Drawn by: DJS

Scale: As Shown

Date: 05/05/20

Project: ARLINGTON HIGH SCHOOL

Title: RESOURCE AREA MAP

Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349

www.samiotes.com

**samiotes**





Sketch No.  
**NOI-4**

Reference Drawing  
-

Job #: 17211.00

Drawn by: DJS

Scale: As Shown

Date: 05/05/20

Project: ARLINGTON HIGH SCHOOL

Title: Zone I, Zone II, Zone A  
Zone B, Zone C, IWPAs

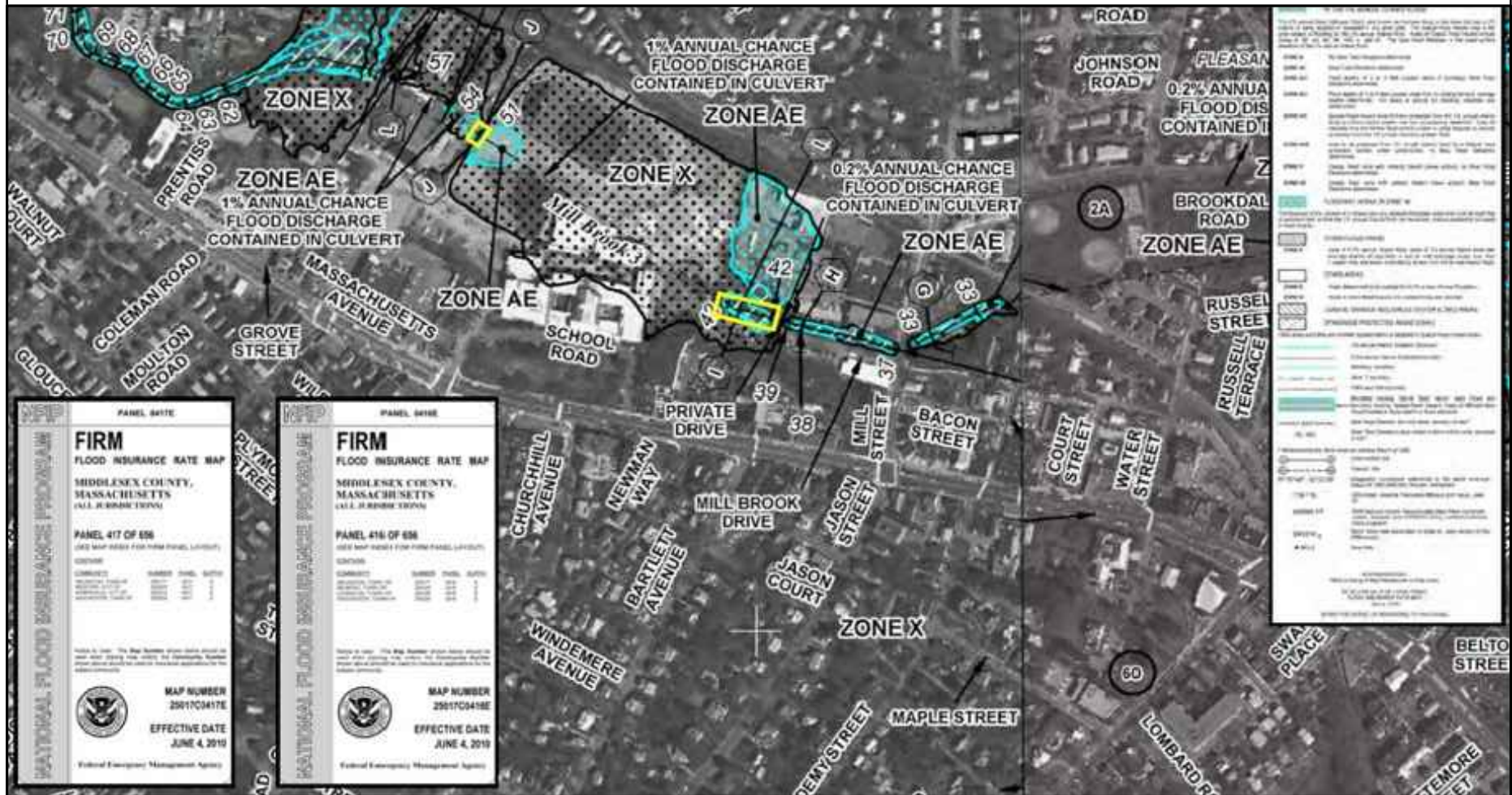
Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349  
www.samiotes.com

**samiotes**





Sketch No.  
**NOI-5**

Reference Drawing  
-

Job #: 17211.00

Drawn by: DJS

Scale: As Shown

Date: 05/05/20

Project: ARLINGTON HIGH SCHOOL

Title: TOPOGRAPHIC LOCUS MAP

Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349

www.samiotes.com

**samiotes**





**PICTURE 1: CULVERT HEADWALL EAST SIDE OF SITE**



**PICTURE 2: CULVERT HEADWALL EAST SIDE OF SITE**





**PICTURE 3: CULVERT HEADWALL WEST SIDE OF SITE**



**PICTURE 4: EXISTING DEPRESSION (HISTRORICAL COMPENSATORY STORAGE)**





**PICTURE 5: TOP OF HEADWALL EAST SIDE OF SITE**



**PICTURE 6: WETLAND RESOURCE AREA EAST PARKING LOT ALONG MILL BROOK**





**PICTURE 7: WETLAND RESOURCE AREA EAST PARKING LOT ALONG MILL BROOK**



**PICTURE 8: WETLAND RESOURCE AREA EAST PARKING LOT**





**PICTURE 9: MILL BROOK AT EAST HEADWALL**



**PICTURE 10: BRIDGE OVER MILL BROOK AT CONDOMINIUMS**

**APPENDIX 3:**  
**WETLANDS REPORT**



## MEMORANDUM

Date: July 24, 2019

To: Mr. Stephen Garvin, P.E., President  
Samiotes Consultants, Inc.

From: Amanda Atwell and Carolyn Gorss, Epsilon Associates Inc.

Subject: Wetland Delineation Memo: Arlington High School. Arlington, MA.

---

### Overview

Epsilon Associates, Inc. (“Epsilon”) prepared this memo for Samiotes Consultants, Inc. for wetland resource areas delineated on a portion of Arlington High School, located off Mill Brook Drive in Arlington, MA (the “Study Area”). This report describes the resource areas delineated by Epsilon on July 15, 2019. The wetland sketch provided in Attachment C depicts the approximate locations of the delineated wetland resource areas by Epsilon, to be survey-located by Samiotes.

As described in further detail below, wetland resource areas identified by Epsilon within the Study Area include Bordering Land Subject to Flooding (“BLSF”), Inland Bank (“Bank”), Land Under Water (“LUW”) and Riverfront Area (“RFA”) associated with Mill Brook, a USGS mapped perennial stream.

### Existing Site Conditions

The Study Area consists of the Arlington High school campus in Arlington, MA, where Mill Brook intersects the athletic fields, depicted in Figures 1, 2 and 5 of Attachment A. Mill Brook is a perennial stream that is culverted underneath several of the Arlington High School athletic fields, including a turf field, softball field, and soccer pitch. Mill Brook daylights in the eastern & western portions of the property. The Study Area is bordered to the west by the Arlington Inspectional Services Department, and to the east by apartment buildings, Mill Brook Drive, and parking lots. The northern edge of the Study Area is bordered by steep upland slopes leading to the Minuteman Commuter Bikeway. Academic buildings are located in the southern portion of the Study Area, bordered by Massachusetts Avenue.

Mill Brook flows away from the property to the east under a 15-foot wide concrete bridge, parallel to Mill Brook Drive. The stream is described in more detail below. The site photographs in Attachment B depict existing conditions within the Study Area at the time of delineation.

The current Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps (“FIRM”) dated 6/4/2010 Community Panel Numbers 0417E and 0416E for the Town of Arlington indicate that portions of the Study Area are located within the 100-year floodplain (see Attachment A, Figure 4). The 100-year floodplain is regulated as BLSF under the local and state wetlands regulations. A regulatory floodway also covers a portion of Mill Brook to the east. The base flood elevation identified in the FEMA FIRM (elev. 42-feet) should be added to the existing and proposed conditions permit drawings to delineate the edge of BLSF.

According to the Natural Heritage and Endangered Species Program (Natural Heritage Atlas, 2017), there are no mapped Priority and Estimated Habitats within the Study Area.

### **Wetland Delineation Methodology**

Wetland resource areas were delineated in the Study Area by Epsilon on July 15, 2019. The banks of Mill Brook, Series AB, were delineated using visible markings or changes in the character of soils or vegetation due to the prolonged presence of water, as defined in 310 CMR 10.58(2), 310 CMR 10.54(2), and the Town of Arlington Bylaw’s definition of “Bank” in Section 9C of Article 8. More specifically, the upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level. The Mean Annual High Water (“MAHW”) of a perennial stream is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. The first observable break in slope is typically coincident with the MAHW line. Land Under Water Bodies is assumed to be contained below Inland Bank and within the approximate mean low water levels in the stream.

### **Wetland Resource Areas - Definitions**

In addition to BLSF described above, the following wetland resource areas were delineated in the field:

#### *Land Under Water:*

According to 310 CMR 10.56, LUW is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock. The boundary of Land Under Water Bodies and Waterways is the mean annual low water level. LUW is likely to be significant to public and private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution and to protection of fisheries and wildlife habitat. Where such land is composed

of concrete, asphalt or other artificial impervious material, said land is likely to be significant to flood control and storm damage prevention.

Land Under Water within the Project Area is associated with Mill Brook, a perennial stream.

#### *Inland Bank:*

According to 310 CMR 10.54, an Inland Bank ("Bank") is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level. Banks are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to the prevention of pollution and to the protection of fisheries and wildlife habitat. Where Banks are composed of concrete, asphalt or other artificial impervious material, said Banks are likely to be significant to flood control and storm damage prevention. There is a 100-foot Buffer Zone associated with Inland.

Inland Bank in the Study Area is associated with Mill Brook. The wetland sketch in Attachment C depicts the locations of flags delineating the banks of the daylighted portions of Mill Brook.

#### *Riverfront Area:*

According to 310 CMR 10.58, a Riverfront Area is the area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone. Riverfront areas are likely to be significant to protect the private or public water supply; to protect groundwater; to provide flood control; to prevent storm damage; to prevent pollution; to protect land containing shellfish; to protect wildlife habitat; and to protect the fisheries. The RFA extends 200 feet horizontally from the mean annual high water line of Mill Brook. It does not extend from the portion of the river that is culverted beneath the school facility (meaning, it is only associated with the stretch of river that is daylighted).

### **Wetland Resource Areas**

Epsilon delineated two sections of Bank associated with Mill Brook within the Study Area. Bank Series AB-1 to AB-13 and AB-101 to AB-113 was located in the eastern portion of the Study Area, parallel to Mill Brook Drive. Vegetation along the banks consisted of honey locust (*Gleditsia triacanthos*), black willow (*Salix nigra*), Norway maple (*Acer platanoides*), white oak (*Quercus alba*), silver maple (*Acer saccharinum*), white ash (*Fraxinus Americana*), slippery elm (*Ulmus rubra*), staghorn sumac (*Rhus typhina*), Japanese knotweed (*Reynoutria japonica*), glossy buckthorn (*Frangula alnus*), garlic mustard (*Alliaria petiolate*), and Asian bittersweet (*Celastrus orbiculatus*). The substrate consisted of pebbles and cobbles, which formed riffle pools. The water ran clear, at about four inches to two feet deep. The steep soil banks transitioned

to rock wall between flags AB-11 to AB-13 on the southern bank. Mill Brook flowed east through a 15-foot wide concrete bridge between flags AB-1 and AB-101. A concrete reinforced double corrugated plastic culvert was located between flags AB-113 and AB-13. A 12-inch concrete reinforced pipe was located between flags AB-4 and AB-5.

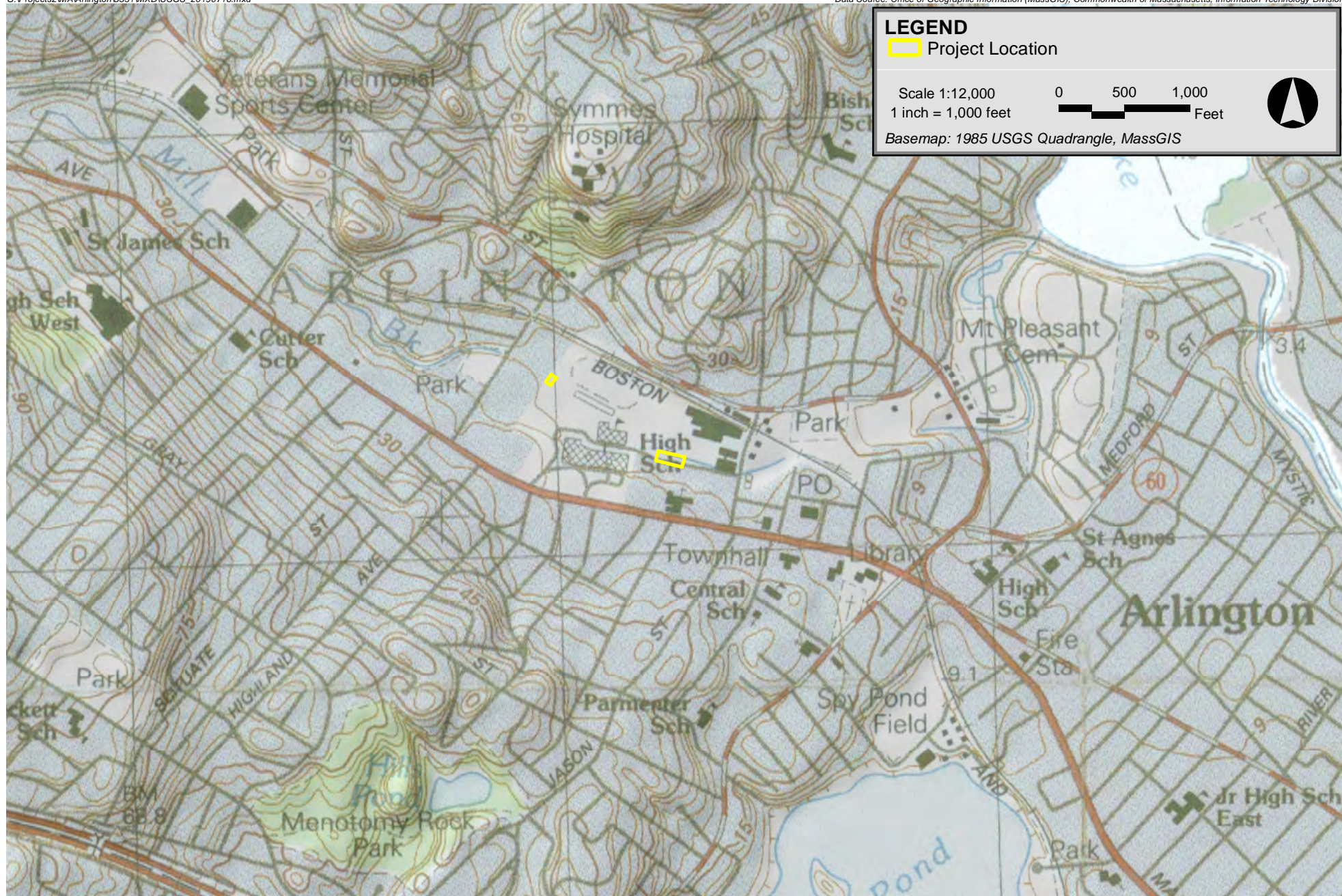
Bank Series AB-114 to AB-115 and AB-14 to AB-15 was delineated in the western portion of the Study Area. This portion of Mill Brook is daylighted between two 6-foot wide concrete box culverts. This portion of the stream has a concrete substrate, and 5-foot vertical concrete banks. At the time of delineation, 2-4 inches of running water was observed. Vegetation along the top of these banks was dominated by northern catalpa (*Catalpa speciosa*), Asian bittersweet, box elder, and garlic mustard.

## **Attachment A**

---

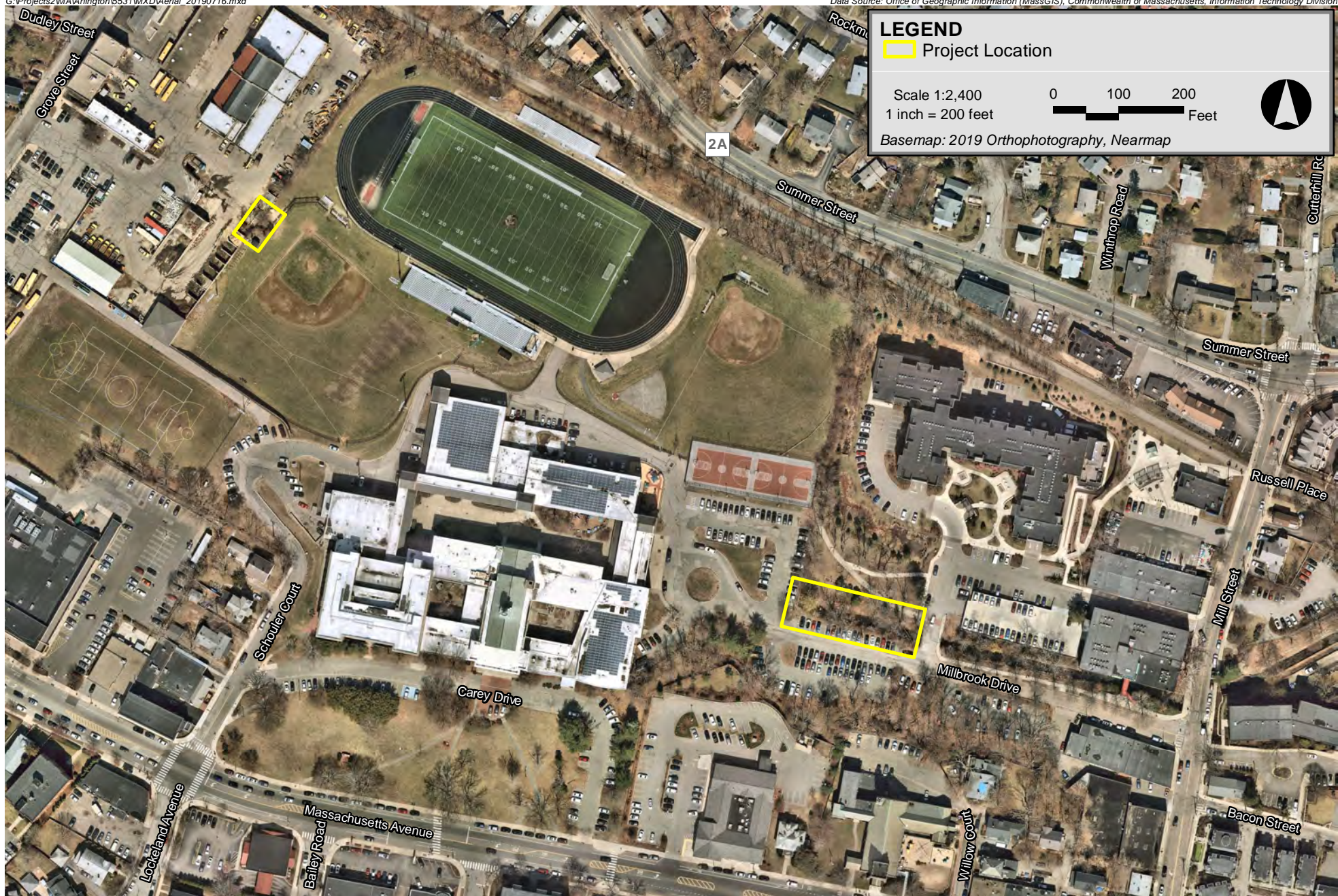
Figures





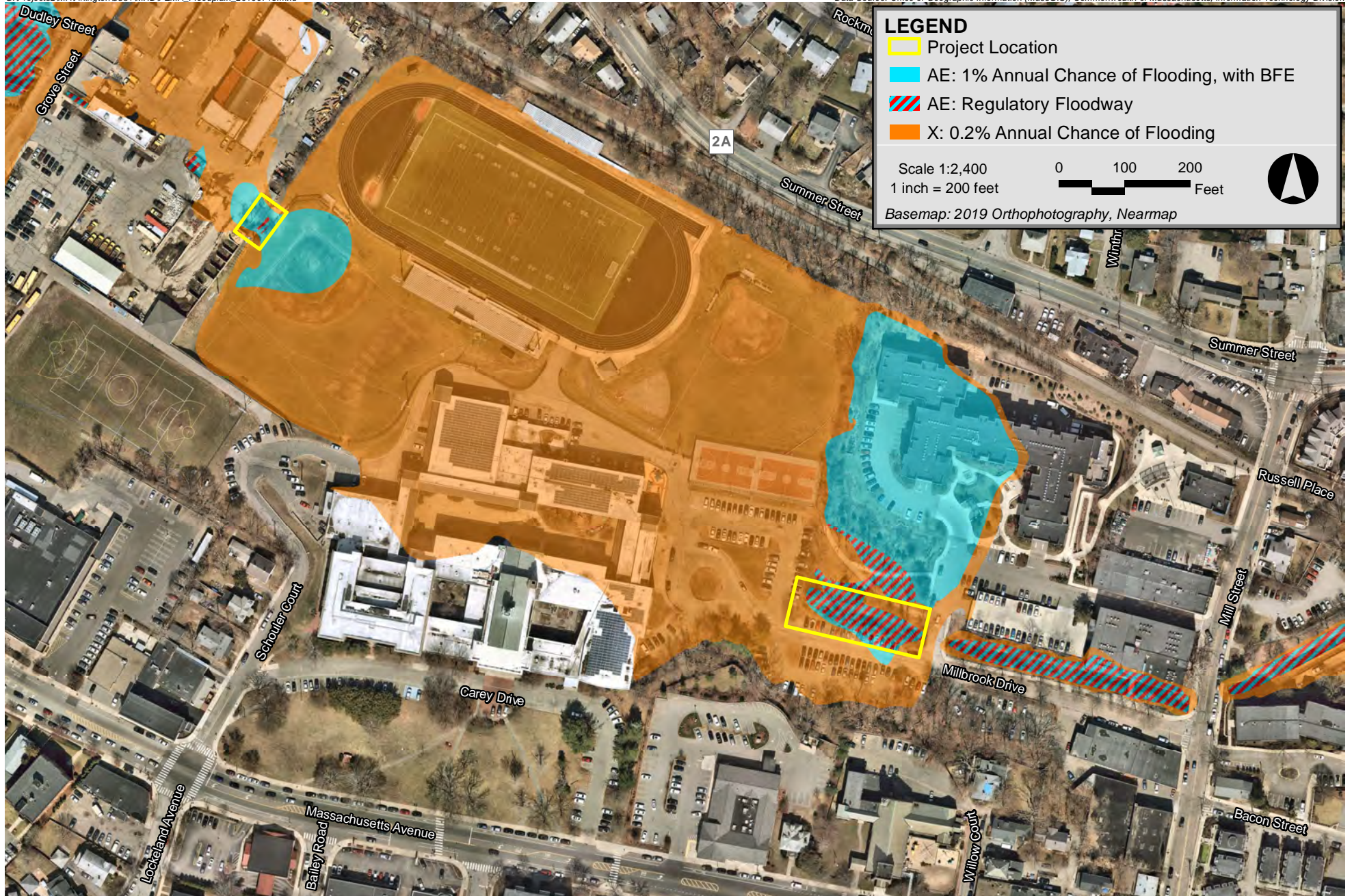
Arlington High School Wetland Delineation Arlington, Massachusetts





Arlington High School Wetland Delineation Arlington, Massachusetts



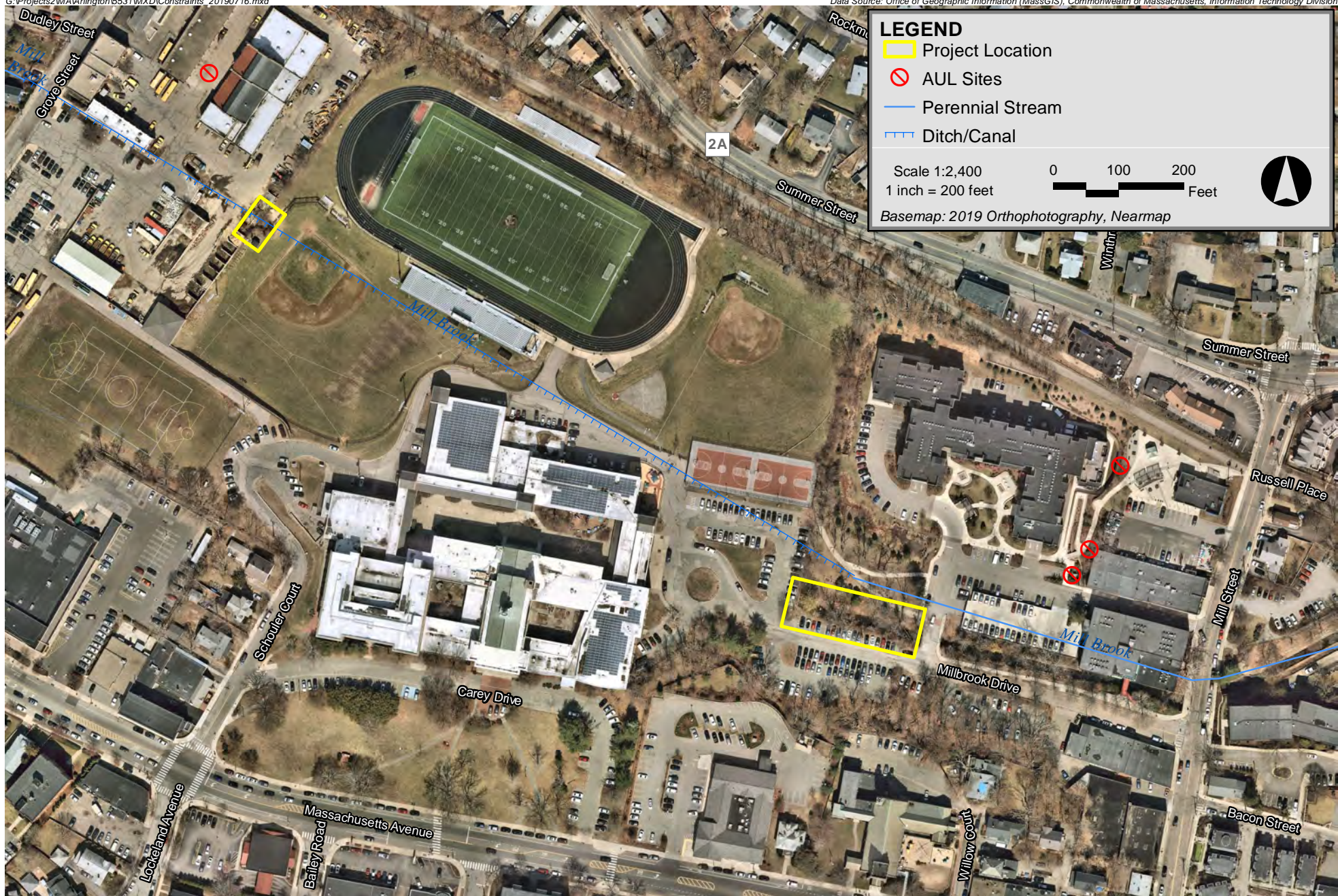


Arlington High School Wetland Delineation Arlington, Massachusetts









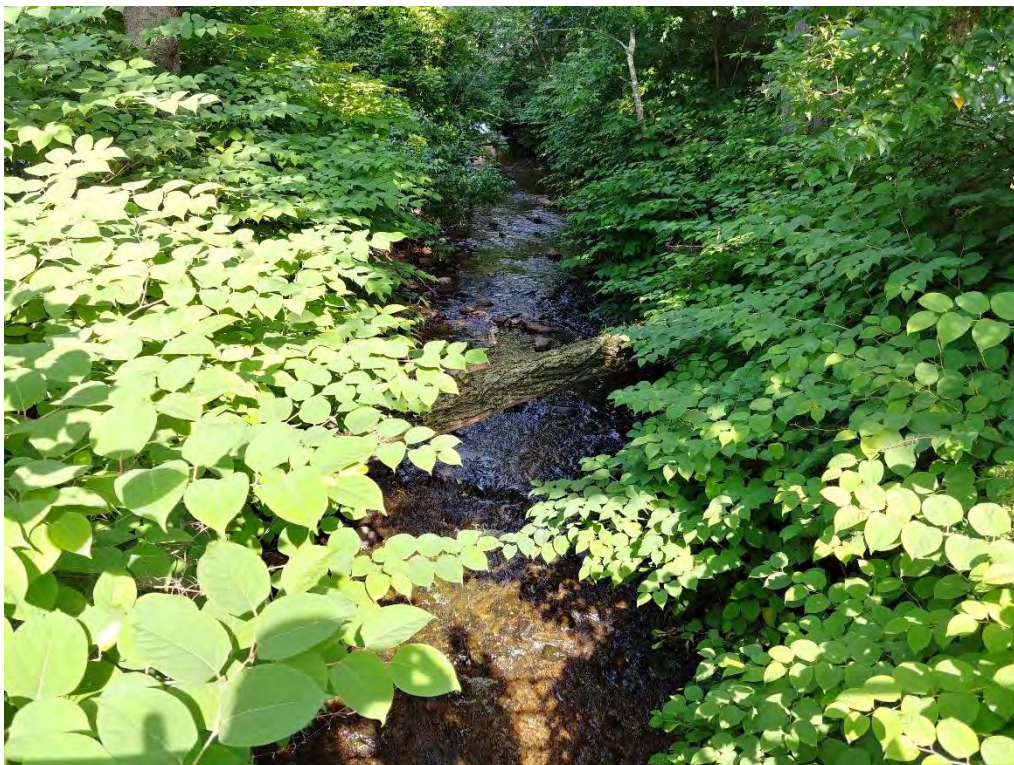
Arlington High School Wetland Delineation Arlington, Massachusetts



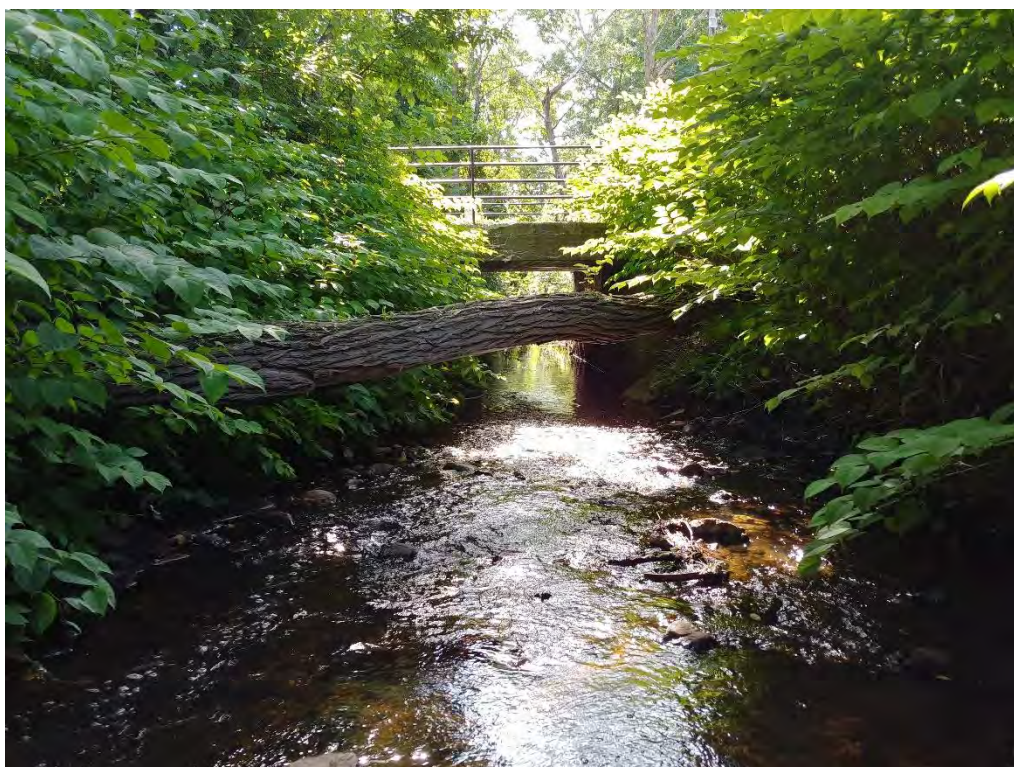
**Attachment B**

---

Site Photographs



**Photo 1. View of Bank Series AB from the concrete bridge between flags AB-1 and AB-101, looking west.**



**Photo 2. View of Bank Series AB between flags AB-3 and AB-103, looking east towards the concrete bridge connected to Mill Brook Drive.**





**Photo 3. View of stone wall bank, looking southeast near flag A-11 .**



**Photo 4. View of double culverts in Bank Series AB, looking east by bank flag AB-111.**





**Photo 5. View of culverted portion of the Mill River looking north. These storm drains were located to the west of the basketball courts at the end of Mill Brook Drive.**



**Photo 6. View of Series AB on the western portion of the study area, looking east. Flag AB-115 pictured in the bottom left of the photo.**



**Attachment A**

---

Wetland Sketch





Arlington High School Wetland Delineation Arlington, Massachusetts



**APPENDIX 4:**  
**DRAWING LIST**

## DRAWING LIST

<b>Drawing</b>	<b>Title</b>	<b>Date</b>
KEY	Existing Conditions Plan	05-04-2020
EX1.1	Existing Conditions Plan	05-04-2020
EX1.2	Existing Conditions Plan	05-04-2020
EX1.3	Existing Conditions Plan	05-04-2020
EX1.4	Existing Conditions Plan	05-04-2020
EX1.5	Existing Conditions Plan	05-04-2020
EX1.6	Existing Conditions Plan	05-04-2020
C-0.0	Cover Sheet	05-07-2020
C-1.0	Site Preparation and Erosion Control Plan	05-07-2020
C-2.0	Vehicular and Signage Plan	05-07-2020
C-3.0	Grading Plan	05-07-2020
C-4.0	Overall Utility Plan	05-07-2020
C-4.1	Utility Plan A	05-07-2020
C-4.2	Utility Plan B	05-07-2020
C-4.3	Utility Plan C	05-07-2020
C-4.4	Utility Plan D	05-07-2020
C-5.0	Details Sheet	05-07-2020
C-5.1	Details Sheet	05-07-2020
C-5.2	Details Sheet	05-07-2020